α

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 7499

BEING A SUBDIVISION OF PARCEL 3 PER PARCEL MAP BOOK 5, PAGE 5 RECORDS OF RIVERSIDE COUNTY . CALIFORNIA .

> ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE- CALIFORNIA

> > JUNE 1976

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT. TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION, FOR STREET PURPOSES LOTS "A", "B","C" AND"D", AND FOR CONSTRUCTION AND MAINTENANCE OF UNDER-GROUND ELECTRICAL DISTRIBUTION FACILITIES THE AREAS DESIGNATED AS 5'X GO' PU.E, AND G' PU.E. AND FURTHER, WE HEZEBY OFFER, FOR DEDICATION THE EASEMENT DESIGNATED AS 4 TREE PLANTING AND PUBLIC UTILITIES EASEMENT!

Johnson & Myerscough Builders, a California corporation

ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE

ON THIS 9th DAY OF Houmber, 1976, BEFORE ME, THE UNDERSIGNED A HOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Clarence Myers cough AND_ KNOWN TO ME TO BE THE President RESPECTIVELY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EX-ECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SLICH CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED TO ME THAT SUCH CORPOR-ATION EXECTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY- LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITHESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES May 28, 1979

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED Final Map: City of Riverside as successor to the LA Sierra Heights WATER CO. BY DEED RECORDED IN BOOK 327, PAGE 227 AND TO CITIZENS DOMESTIC WATER COMPANY BY DEED RECORDED IN BOOK 663, PAGE 591, ALL OF DEEDS, RIV. CO. RECORDS, FOR WATERLINE FACILITIES AND CITY OF RIVERSIDE ASTO PARCELS 1 & 2 BY DEED DECORDED APRIL 21, 1972 AS INSTR. Nº 57034, O.R. RIY. CO. CALIF., FOR PUBLIC UTILITY FACILITIES.

DATED November 9, 1976 EVERETT C. ROSS DIRECTOR OF PUBLIC UTILATIES und Con

SIGNATURE OMISSION

IN ACCORDANCE WITH SECTION 66436 (b) (1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CONNOT RIPEN INTO FEE:

CITY OF RIVERSIDE BY DEED RECORDED APRIL 21, 1972 AS INSTR. Nº 52033, O.R. RIY. CO, CALIF., FOR SANITARY SEWER FACILITIES.

CITY ENGINEER'S CERTIFICATE

I HEIZEBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT Nº 7499, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AT ITS EMEETING HELD MARCH 4, 1976, AND ANY APPROVED ALTERATIONS THEIZEOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAPACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVER-SIDE MUNICIPAL CODE, APPLICABLÉ AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR BEWERS AND DRAINAGE FACILITIES SHOWN ON SAID MAPAIRE COIRRECT IN FORM

AND CONTENTS AND ARE APPROVED; THAT THE PLANS AND SPECIFI-CATIONS FOR DRAINS, SEWERS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN SAID SUBDIVISION FROM FLOOD

HAVE BEEN APPROVED ; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND : AND THAT ALL IMPROVEMENTS HAVE BEEN COM-PLETED IN ACCORD WITH APPROVED PLANS OR THAT THE SUB-DIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED November 10,1976

JAMES F. MARTINEK, R.C.E. 8134

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER, NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPART-MENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROYIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICI-ENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED November 2 1976

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

CITY TREASURER

I HEIZEBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUB-JECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIEN WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED Nov- 9 1976

H.E. BREWER, CITY TREASURER

BY: H.E. Brewe

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 23 PD DAY , as required by the health and safety code OF CALIFORNIA, SECTION 17953: BY PACIFIC FOUNDATION ENGINEERS INC.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEIZERY ACCEPTED AS THE FINAL MAP OF TRACT NO 7499, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS. EXCEPT LOT "TO" WHICH IS ACCEPT-ED AS " 1' BAZZIEZ, STZIF" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B", AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

Copy

SHEET I OF 2 SHEETS

W.D. BALOGH COUNTY RECORDER

FILED BY: City Clerk

SUBD'N. G'TEE. F.A. T.C.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 16th DAY OF November, 1976

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE

FEE: \$7.00

Nº: 180582

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE. as of this date, there are no liens against the real property SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL. OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES. EXCEPT TAXES AND OPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET FX/ABLE, WHICH ARE ESTIMATED

DATED //-8-76 ,1976

DONNA BOUER BABCOCK COUNTY TAX COLLECTOR

BY: Kenneth C. Kirin DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTE COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

PATED ,1976

PONALD D. SOLLIVAN COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS.

DEPUTY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JUNE, 1976, THAT ALL MONU-MENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACED OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORD-ING PATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED	June	184	_,1976
•			-, -

ERHEST N. WEBB, R.C.E. 987G

76-21

A PORTION OF PARCEL !

21, 1972 AS INSTR. # 52034,

CONVEYED TO CITY OF

0.12.121/r. Co.

۵=190=115.00 47,12"

FD. N. ETAG R.C.E. 987G-IN FLOWLINE OF CONC. DRAIN DITCH, PETZ. P.M.

17

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1 = 85°50'40"-

105.28 N.52°20'46' E.

A = 90° R = 12 T = 12.00 L = 18.85

N. 48°02' 15" E.

FD. 34" I.P. FL USH, TAGGED R.C.E. 987G PER. M.B. 59/72 RIV, CO. RECS.

376/

M.B. 58/71-72 1214, Co. DEC.

N.48°02V5"E./

R: 12 T: 11.16 L: 17.98

M.B.

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